



**CITY COUNCIL MEETING  
ZEPHYRHILLS, FLORIDA**

**MONDAY, October 12, 2015  
6:00 P.M.**

**Zephyrhills  
City Hall**

**Robert H. Johnson  
Council Chambers**

Call to Order – Council President  
Roll Call – City Clerk Linda Boan  
Invocation  
Pledge of Allegiance – Council President

Approval /Correction of Minutes – September 28, 2015 Regular Meeting

**MAYOR**

Update from Samaritan Project for the Emergency Solutions Grant for April 21, 2014 through June 30, 2015

**CONSENT ITEM**

1. Task Assignment JE15-8A Effluent Disposal Site Soils Testing with Jones Edmunds
2. Task Assignment JE15-11 Environmental Monitoring Plan with Jones Edmunds

**BUSINESS ITEMS**

**PUBLIC HEARING**

1. **Second Reading ORDINANCE #1275-15** – “AN ORDINANCE OF THE CITY OF ZEPHYRHILLS, FLORIDA, APPROVING A SMALL SCALE FUTURE LAND USE MAP AMENDMENT TO THE CITY’S COMPREHENSIVE PLAN; CHANGING THE FUTURE LAND USE MAP DESIGNATION FROM COUNTY RES-9 TO CITY RS, AND AMENDING THE ZONING FROM COUNTY R-2 TO CITY R-3, FOR PARCEL 02-26-21-0060-00C00-0170; PROVIDING FOR CODIFICATION, SEVERABILITY, AND AN EFFECTIVE DATE.”

- A. Council President opens Public Hearing
- B. Council President closes Public Hearing
- C. City Council considers Ordinance #1275-15 on the Second Reading

2. **Second Reading ORDINANCE #1276-15** – “AN ORDINANCE OF THE CITY OF ZEPHYRHILLS, FLORIDA, APPROVING A SMALL SCALE FUTURE LAND USE MAP AMENDMENT TO THE CITY’S

**COMPREHENSIVE PLAN; CHANGING THE FUTURE LAND USE MAP DESIGNATION FROM COUNTY RES-9 TO CITY RS, AND AMENDING THE ZONING FROM COUNTY R-1 TO CITY R-3, FOR PARCEL 02-26-21-0000-03400-0020; PROVIDING FOR CODIFICATION, SEVERABILITY, AND AN EFFECTIVE DATE.”**

- A. Council President opens Public Hearing
- B. Council President closes Public Hearing
- C. City Council considers Ordinance #1276-15 on the Second Reading

**3. Second Reading ORDINANCE #1277-15 – “AN ORDINANCE OF THE CITY OF ZEPHYRHILLS, FLORIDA, APPROVING A SMALL SCALE FUTURE LAND USE MAP AMENDMENT TO THE CITY’S COMPREHENSIVE PLAN; CHANGING THE FUTURE LAND USE MAP DESIGNATION FROM COUNTY RES-9 TO CITY RS, AND AMENDING THE ZONING FROM COUNTY R-2 TO CITY R-3, FOR PARCEL 02-26-21-0000-03200-0000; PROVIDING FOR CODIFICATION, SEVERABILITY, AND AN EFFECTIVE DATE.”**

- A. Council President opens Public Hearing
- B. Council President closes Public Hearing
- C. City Council considers Ordinance #1277-15 on the Second Reading

**4. Second Reading ORDINANCE #1278-15 – “AN ORDINANCE OF THE CITY OF ZEPHYRHILLS, FLORIDA, APPROVING A SMALL SCALE FUTURE LAND USE MAP AMENDMENT TO THE CITY’S COMPREHENSIVE PLAN; CHANGING THE FUTURE LAND USE MAP DESIGNATION FROM COUNTY RES-9 TO CITY RS, AND AMENDING THE ZONING FROM COUNTY R-1 TO CITY R-3, FOR PARCEL 02-26-21-0000-02200-0000; PROVIDING FOR CODIFICATION, SEVERABILITY, AND AN EFFECTIVE DATE.”**

- A. Council President opens Public Hearing
- B. Council President closes Public Hearing
- C. City Council considers Ordinance #1278-15 on the Second Reading

**5. Second Reading ORDINANCE #1279-15 – “AN ORDINANCE OF THE CITY OF ZEPHYRHILLS, FLORIDA, APPROVING A SMALL SCALE FUTURE LAND USE MAP AMENDMENT TO THE CITY’S COMPREHENSIVE PLAN; CHANGING THE FUTURE LAND USE MAP DESIGNATION FROM COUNTY RES-9 TO CITY RS, AND AMENDING THE ZONING FROM COUNTY R-1 TO CITY R-3, FOR PARCEL 02-26-21-0060-00D00-0060; PROVIDING FOR CODIFICATION, SEVERABILITY, AND AN EFFECTIVE DATE.”**

- A. Council President opens Public Hearing
- B. Council President closes Public Hearing
- C. City Council considers Ordinance #1279-15 on the Second Reading

**6. Second Reading ORDINANCE #1280-15 – “AN ORDINANCE OF THE CITY OF ZEPHYRHILLS, FLORIDA, APPROVING A SMALL SCALE FUTURE LAND USE MAP AMENDMENT TO THE CITY’S COMPREHENSIVE PLAN; CHANGING THE FUTURE LAND USE MAP DESIGNATION FROM COUNTY RES-9 TO CITY RS, AND AMENDING THE ZONING FROM COUNTY R-1 TO CITY R-3, FOR PARCEL 02-26-21-0060-00D00-0010; PROVIDING FOR CODIFICATION, SEVERABILITY, AND AN EFFECTIVE DATE.”**

- A. Council President opens Public Hearing
- B. Council President closes Public Hearing
- C. City Council considers Ordinance #1280-15 on the Second Reading

**7. Second Reading ORDINANCE #1281-15 – “AN ORDINANCE OF THE CITY OF ZEPHYRHILLS, FLORIDA AMENDING THE ZEPHYRHILLS LAND DEVELOPMENT CODE TO CHANGE THE ZONING ON LAND HEREINAFTER DESCRIBED FROM COUNTY ZONING CATEGORY CITY C-2 (COMMUNITY COMMERCIAL) TO CITY ZONING CATEGORY PUD (PLANNED UNIT DEVELOPMENT) IN**

**ACCORDANCE WITH THE PROVISIONS OF SECTION 166.041, FLORIDA STATUTES; PROVIDING FOR CODIFICATION, CONFLICT, SEVERABILITY, AND AN EFFECTIVE DATE.”**

- A. Council President opens Public Hearing
- B. Council President closes Public Hearing
- C. City Council considers Ordinance #1281-15 on the Second Reading

**CRA DIRECTOR’S REPORT**

- 8. Grant Agreement between City of Zephyrhills, Community Redevelopment Agency and Mainstreet Zephyrhills

**CITY MANAGER’S REPORT**

- 9. Salary Survey Presentation
- 10. YMCA Status Report

**CITY ATTORNEY’S REPORT**

**11. First Reading ORDINANCE #1282-15 – “AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ZEPHYRHILLS, AMENDING SECTION 6 OF ORDINANCE NO. 1003-08; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE”**

**12. First Reading ORDINANCE #1283-15 – “AN ORDINANCE OF THE CITY OF ZEPHYRHILLS, FLORIDA, PROPERTY MAINTENANCE; ACCUMULATION OF JUNK AND DEBRIS; EXCESSIVE GROWTH AND ACCUMULATIONS; PROVIDING FOR PROCEDURES FOR ENFORCEMENT; PROVIDING FOR A LIEN THEREFORE AND FOR FORECLOSURE IF NOT PAID; PROVIDING FOR CODIFICATION, SEVERABILITY, AND AN EFFECTIVE DATE”**

**MAYOR ANNOUNCEMENTS**

**CITY MANAGER ANNOUNCEMENTS**

**CITY ATTORNEY ANNOUNCEMENTS**

**CITY COUNCIL COMMENTS**

**ADJOURN**

**\* PLEASE NOTE:** This is a Public Meeting. Should any interested party seek to appeal any decision made by the Council with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based. F.S. 286.0105. If you are a person with a disability which requires reasonable accommodation in order to participate in this meeting, please contact the City Clerk at 813/780-0000 at least 48 hours prior to the public hearing. A.D.A. and F.S. 286.26.